

MONO COUNTY ROUND FIRE RECOVERY RESOURCES

<https://gis.mono.ca.gov/roundfire/#/>

February 20, 2015



In response to the devastating impact of the February 6th-9th Round Fire, the following information is being provided to those who need assistance in housing, recovery, social or health services and in beginning the rebuilding process. **This information is subject to change as the**

Board of Supervisors works to address emerging issues and as the varying state agencies engage in the recovery effort. Please note that this information will be updated and on March 3rd at 6:00pm there will be a special meeting of the Board of Supervisors at the Crowley Community Center, 458 South Landing Road, Crowley which could change some of the information provided.

Mono County has been working with the Governor's Office of Emergency Services, Cal Fire, the California Department of Toxic Substances Control, the Lahontan Water Quality Control Board and Cal Recycle to expedite full recovery for property owners.

A. BUILDING DIVISION – FREQUENTLY ASKED QUESTIONS AND CONTACT INFORMATION

Contact Information:

Tom Perry, Building Official: (760) 932-5433, Bridgeport/ (760) 924-4603, Cell: (760) 937-5939

Jim Shoffner, Building Inspector: (760) 924-1822

Cedar Barager, Permit Technician: (760) 924-1805

Brent Calloway, Analyst: (760) 924-1809

Website: <http://monocounty.ca.gov/building>

Inspection request line: (760) 924-1827

1) Is a demolition permit required for removal of a building or portions of a building that were damaged or destroyed by a fire?

Yes - a demolition permit is required per current state code (the 2013 California Residential Code, section R105.1). This would likely be for existing foundations, as all structures affected by the fire were totally destroyed or had minor damage. These permits are an over the counter style permit.

2) Is a building permit required to repair damage to a structure?

Yes - a permit is required for repairs and construction per current state code (the 2013 California Residential Code, section R105.1). Since very few buildings had minor damage, these permits will be issued no later than the next business day, and will only Require a 'like-for-like' replacement of what was there. No engineering or building plans will be required.

3) When a home is rebuilt, must it be built in compliance with current building codes?

Yes - the buildings must be constructed according to current state building codes. The state code in effect now is the 2013 California Residential Code, which applies to one and two family dwellings and their accessory structures.

4) How long do I have to rebuild my permanent residence?

There is no timeline on when you have to rebuild. However, once issued, building permits are valid for three years, so long as progress is made on construction and regular inspections (one every six months) are being scheduled and conducted by the Mono County Building Division. Additional extensions of time beyond three years are possible with a written request to the Building Official.

5) **How is the County determining the amount of square footage that was on my property?**

The Building Division will rely on two sources of information: **Existing building plans on file, and County Assessor data.** However, the County will consider the square footages from formal documents, such as insurance papers.

6) **Can a house be built on an existing foundation?**

Yes, if Applicants who wish to use the existing foundation system have an analysis of the foundation system performed by a California licensed civil or structural engineer. This analysis needs to state the engineer has visited the site and investigated the condition of the existing building elements. It shall also state that the remaining foundation is suitable for the support of the new structure, and that all under-slab utility systems (such as drain, waste, vent, water, mechanical, electrical, etc.) are suitable for continued use.

7) **What documents are needed for a building permit submittal?**

All required plans and documents required for a re-build permit are identified on our building permit application, which is available on our website at <http://monocounty.ca.gov/building>

8) **Once I have all permit submittal documents ready to submit for a permit, how do I submit them for the permit?**

Submittals can be accepted and processed at both our Mammoth Lakes and Bridgeport offices. The Mammoth Lakes office is located directly above Giovanni's Restaurant at the Minaret Mall, located at 437 Old Mammoth Road, Suite P. **The Bridgeport office is located in the Courthouse Annex I building, located in the same building as the library, at 50 School Street.**

9) **Does Mono County keep home plans on file for existing homes?**

Yes - we have digital files for existing structures. Most recent homes (i.e., from the mid-to late 1990s to the present) are on file with us, but older homes do not always have files and plans available. **Contact Brent Calloway at (760) 924-1809 or Cedar Barager at (760) 924-1805 for assistance with document requests.**

B. PLANNING ASSISTANCE - – FREQUENTLY ASKED QUESTIONS AND CONTACT INFORMATION

Contact Information:

Courtney Weiche, associate planner: 760-924-1803

Gerry Le Francois, principal planner: 760-924-1810

REBUILDING

1) **Can someone live in a trailer or RV on their property while rebuilding a home that was damaged or destroyed by fire?**

Yes - this can be allowed through a Director Review permit process. Director Review permit applications are available on-line at <http://monocounty.ca.gov/planning/page/director-review>. Once a completed application is submitted, a permit will be issued if basic conditions can be met, such as an electrical permit is obtained for any necessary hookups and sanitation methods are approved by Environmental Health. Permits that are issued to fire victims expire 12 months from the date of issuance, but may be extended if the applicant demonstrates significant progress in the reconstruction.

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- 2) **Can I rebuild a garage or other accessory structure or continue an accessory use prior to rebuilding my home?**

Yes - Based on a case-by-case review conducted by the Planning and Code Compliance divisions to verify circumstances. In some instances a compliance agreement may be required to ensure that the primary use will be reestablished within a reasonable time frame.

- 3) **Will I be restricted to a limited building season if home reconstruction is located within the Rimrock Ranch Specific Plan Area?**

No - the Rimrock Ranch Specific Plan restricts heavy construction from October 1 to May 15, except for emergency repair work. Reconstruction of damaged or destroyed homes will be included in the emergency repair work exemption.

- 4) **Will my house plans for reconstruction be subject to Design Review?**

Yes - with the assistance of the Wheeler Crest Design Review Committee, the review will be expedited to minimize delays in building permit processing.

NONCONFORMING STRUCTURES

- 5) **Can I rebuild a nonconforming structure (a structure that was lawfully built, but because of changes in the development standards, is no longer conforming)?**

Rebuilding a nonconforming use may be allowed through a Use Permit or Director Review permit process. Although it is in the homeowner's best interest to minimize the nonconformity by modifying the structure design/location to comply with current standards to the maximum extent practical, there may be instances where this is not feasible. The nature of the damaged/destroyed use will be verified and the local fire protection district and Cal Fire will be consulted. Some instances may require Cal Fire approval.

OWNERSHIP TRANSFER (fire victims who decide to sell their property before rebuilding)

- 6) **Is the new owner required to meet all development standards, including setbacks?**

Yes.

- 7) **Is the new owner eligible for fee waiving?**

No.

C. PUBLIC WORKS – ROADS – FREQUENTLY ASKED QUESTIONS AND CONTACT INFORMATION

Contacts:

Jeff Walters, Public Works Director, (760) 932-5459

Garrett Higerd, (760) 932-5457

Tony Dublino, Solid Waste/Debris (760) 932-5453

- 1) **Can I store materials in the county right-of-way?**

Yes - As long as the storage is temporary and does not impact the flow of traffic or other road activities. (Jeff Walters (760) 932-5459).

2) Will I need a new encroachment permit with fee?

It depends upon the project. Rebuilding structures in the county ROW that were in place prior to the burn are exempt. Inspections by county staff will still be required to ensure construction **meets county requirements**. Any additional project, within the county ROW, will require an encroachment permit application. (Jeff Walters 760 932-5459)

3) Do I need a Grading Permit to rebuild?

If a homeowner wishes to reconstruct structures in approximately the pre-fire footprint, with minor additional grading then a grading permit (and fee) will not be required. In this situation, the Green Building Code adequately addresses site erosion control Best Management Practices (BMPs) through the building permit process.

If a homeowner wishes to perform significantly more grading than they had pre-fire, a grading permit could be required. A questionnaire that explains the thresholds that trigger a grading permit must be filled out when applying for a building permit. (Garrett Higerd 760.932.5457)

4) Will the road maintenance assessment portion of my tax bill be reduced?

No. There are no provisions for Zone of Benefit reductions due to calamities. (Garrett Higerd 760.932.5457)

D. SOLID WASTE/DEBRIS

CONTACT:

Tony Dublino, Solid Waste Superintendent, (760) 932-5453/(760)616-0613

1. Can I start clearing debris from my property?

Yes - but the County is encouraging people to wait, if possible, for declaration and the resources that would come with it.

2. What are the Best Management Practices for cleaning debris?

3. See Boles Fire/Weed Operations Plan, Angora Fire Operations Plan, and related fact sheets for information which are on the website at: <https://gis.mono.ca.gov/roundfire/#/>

4. Where can I take materials for disposal/recycling?

See attached release on what is accepted at Benton Crossing Landfill.

5. If I want to wait for CalRecycle, what should I do in the meantime?

The primary concern is keeping the debris from becoming airborne dust. This can be accomplished by wetting the debris, covering it with tarps or plastic sheeting, containerizing it into a covered bin, or placing

it in bags. Whenever handling debris, be sure that all people utilize appropriate Personal Protective Equipment (PPE's).

E. TEMPORARY HOUSING ASSISTANCE

CONTACT:

Marlo Preis, p: 760-924-1793, c: 760-616-4597

Housing is available through individuals, businesses and foundations at no-cost to those impacted by the fire. If you or your animals need temporary or long-term housing (homes, condos, apartments, and RVs), or you need a place to set up your RV, **please call us!** We provide one-on-one assistance to help you meet your needs.

F. ASSESSOR – PROPERTY TAX, ASSESSMENTS AND VALUATION

Contact:

Assessor Barry Beck, (760) 932-5510

1) Can I request a property tax reduction due to fire damage:

Yes - In 2006, the Board of Supervisors enacted Ordinance 06-04 providing property tax relief for owners who have suffered property damage due to major disaster or individual misfortune. Property owners may apply for a reassessment under this ordinance for any damage or destruction not the fault of the property owner. The written application may be filed **within 12 months** of the misfortune or calamity. To qualify for reassessment, you must meet the eligibility requirements as prescribed on the Calamity Reassessment Form which is on the Round Fire Info website. Please complete all sections and return to our office for processing.

If the Assessor's Office can be of assistance in answering your questions or completing this form, please call them at (760) 932-5510. You may also fax the information to (760) 932-5511, or email a scanned copy of this application to assessor@mono.ca.gov or stop by the Bridgeport Office at: 25 Bryant Street, Annex II, Bridgeport, CA. 93517 or call (760) 932-5510.

G. INSURANCE ASSISTANCE

The process of rebuilding will require property owners to work with their insurance companies. Working with your Insurance broker will help you understand your policy and what you need to facilitate the fastest method for covering the costs of rebuilding.

The County does not have subject matter expertise staff that are insurance experts nor which can advise you on your policies' details. You should contact your trusted Insurance Agent and discuss with them. It is recommended that if you have concerns about how your insurance company is responding you contact the California Department of Insurance and the California Insurance Commissioner's Officer at:

Hotline Telephone Numbers

Consumer Hotline: 1-800-927-4357 (HELP) or send us an email through the following link:

<https://interactive.web.insurance.ca.gov/contactCSD/ContactUs.jsp>

California Department of Insurance/Insurance Commissioner's Office

Headquarters Offices

300 Capitol Mall, Suite 1700

Sacramento, CA 95814

<http://www.insurance.ca.gov/01-consumers/>

The following information are consumer protection guide lines produced by a nationwide non-profit, United Policy Holders, with some safety tips. United Policyholders is a non-profit organization that is a voice and an information resource for insurance consumers in all 50 states. We have helped guide disaster survivors on the road to recovery for over twenty years. Here is a checklist to help keep you on track during this stressful time:

- *Take care of your family's needs first.*
- *Housing is a priority – talk to your insurance company about the housing expense allowance.*
- *Keep a diary of who you talked to the number you called, date and time, what was said.*
- *Keep all of your paperwork organized and together.*
- *Take photos of your property before any cleanup or debris removal.*
- *Get a complete and current copy of your insurance policy.*
- *Ask for a cash advance for Additional Living Expenses (ALE).*
- *Do not rush into signing contracts and avoid making major financial decisions in the first few weeks.*
- *Check references carefully before hiring any vendor or professional.*
- *Use the free help and resources that are available at www.uphelp.org*

Top Insurance Tips:

- *Be proactive in the claim process and keep good notes.*
- *Don't pad or exaggerate your claim.*
- *Give your insurance company a chance to do the right thing, but don't mistake a friendly representative for a friend.*
- *Document and support your claim with proof, details and estimates.*
- *Present clear requests in writing that explain what you need, when you need it, and why you're entitled to it.*
- *Think of your insurance claim as a business negotiation—you're dealing with a for-profit company.*
- *Try to resolve problems informally but complain in writing, go up the chain of command and/or use government agency help when necessary.*
- *Get specialized professional help when you need it.*
- *For more information or to request Roadmap to Recovery services in your community, please contact Emily Cabral at: emily@uphelp.org or (800) 286-5631*

H. GRIEF SUPPORT / BEHAVIORAL HEALTH SERVICES

For information and help with the grieving process:

Mono County Behavioral Health: (760) 924-1740

For residents, first responders, and supporters:

Inyo County Behavioral Health: (760) 873-6533

I. PUBLIC HEALTH - ENVIRONMENTAL HEALTH – WATER SYSTEMS, HAZARDOUS WASTE MATERIALS

CONTACT:

Louis Molina (760) 924-1845

Public Health – Health concerns related to fire impacts

Lynda Salcido (760) 221-4325

For information regarding septic systems or water wells, please contact Mono County Environmental Health, Mammoth Lakes office, at (760) 924-1845.

1) Can someone live in a trailer on their property while they are rebuilding a home that was destroyed by fire?

Yes - Provided that the trailer is served by the existing septic system on site or the trailer is connected to a holding tank that is pumped regularly. All applicable MCCDD requirements must also be satisfied.

2) Can a homeowner whose home was destroyed in a fire reuse the existing septic system for their new home?

Yes, but with some qualifications. First, the components of the system must be inspected by the homeowner's contractor to assure that no damage has occurred to the system components and that it is still functional. An examination of the septic tank and accessible components can be requested of Mono County Environmental Health at no charge. The tank and applicable components must be uncovered prior to this inspection. Second, an existing undamaged septic system can be reutilized for the new home as long as the new home has the same number of bedrooms as the previous home. An addition of one or more bedrooms, or a relocation of the new structure from the previous location, will require a review by Mono County Environmental Health and a new permit and permit fees may apply.

3) If my home is on a private well, do I need to have the well tested?

Testing is not required. However, because the new home will require new plumbing, the well and plumbing should be disinfected and a water sample collected and analyzed for bacteriological quality prior to re-occupancy of the permanent building.

4) If my septic system or water well is damaged and I need to construct a new one, do setbacks apply for the new septic system or water well?

Yes. However, in some instances current setbacks may not be achievable due to certain existing site constraints. If this is the case, Mono County Environmental Health will consult with the property owner to come as close to required setbacks to the greatest extent practical.

J. SUPPLIES AND DONATIONS

Standard portable toilets loaned at no-cost to affected property owners. Call for delivery. Portable hand washing units will be located throughout community.

CONTACT: Preferred Septic and Disposal, Inc. ph: 760-873-5699 (Amanda or Norma)

Fairgrounds, Bishop
Patio Building donation center
M-F, 10am-4pm

Operated by Salvation Army
P: (760) 872-2124

Those affected by the fire are encouraged to take whatever they need, including clothing, household items, toiletries, pet supplies, gift cards for local stores and restaurants, etc. Donations of gift cards are still being accepted. Other donations should be held back until the specific needs of the displaced families are known.
www.facebook.com/SalvationArmyBishop

The Cast Off, Mammoth
3059 Chateau Road
Mon, Tues, Thurs, Sat 11am-3pm
No cost goods and supplies for those affected by fire

P: (760) 934-4303

Second Chance Thrift Shop, Mammoth
126 Old Mammoth Road
Wed-Sun 10am-6pm

P: (760) 924-2474
P: (760) 914-1916

<http://disabledsportseasternsierra.org>

Those impacted by fire are encouraged to take what they need

June Lake Loop Women's Club Thrift Store
First floor of the June Lake Community Building, next to the Public Library
Wed & Sat 12:30-4pm
Goods and supplies for those affected by the fire

P: (661) 400-0922 Patti Heinrich

Salvation Army, Mammoth
Mon & Wed 2-4pm
220 Sierra Manor Rd
Food Pantry; Donations of food accepted

P: (760) 872-2124

St. Timothy's Attic Thrift Store, Bishop
140 Whitney Alley
Mon 12-4pm; Tues-Fri, 10am-4pm; Sat 11am – 2pm
All fire victims who can provide id may take anything they need from the store, free of charge.

P: 760-873-8974